

APPENDIX B

CONSISTENCY ANALYSIS OF UNIVERSAL STUDIOS SPECIFIC PLAN WITH COUNTY GENERAL PLAN

This appendix analyzes the consistency of the Universal Studios Specific Plan (the “Specific Plan”) with the Los Angeles County General Plan (the “General Plan”). The current Los Angeles County General Plan was approved by the Los Angeles County Board of Supervisors in November 1980. The Elements of the General Plan, several of which have been updated or amended between 1987 and 1993, guide the County’s land use policies. Current Elements of the General Plan applicable to the Universal Studios Specific Plan area and analyzed herein are: Land Use; Circulation (Transportation); Conservation and Open Space; Noise; Safety; Water and Waste Management; and Economic Development. For each Element, the goals and policies which are applicable to the Universal Studios Specific Plan are discussed. Where goals or policies are only partly applicable, the relevant portions are analyzed.

The Introduction to the General Plan states the following: “The General Plan serves as an advisory document to provide decision-makers with a policy framework to guide specific, incremental decisions so as to move toward achievement of the Plan’s stated goals and objectives. At the time specific decisions are made – whether on land use, the construction of a new highway or an urban renewal project, etc. – the appropriate decision-making authority must interpret and weigh various Plan policies based on the best information available at the time. Thus, the General Plan neither promises nor guarantees the achievement of any goal or objective nor strict adherence to any single policy statement.”

Land Use Element

Goal: To provide for land use arrangements that take full advantage of existing public service and facility capabilities.

Analysis

The Universal Studios Specific Plan area is located in central Los Angeles County, approximately two miles north of Hollywood and 10 miles northwest of downtown Los Angeles. The Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley near the north end of the Cahuenga Pass. The City of Burbank is located generally to the northeast. The Specific Plan area is generally bounded by the Los Angeles River Flood Control Channel, the Hollywood Manor residential area, the Hollywood Freeway, hotel and office towers, the portions of the NBCUniversal Evolution Plan project area in the City of Los Angeles, and Lankershim Boulevard. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by public services, and as such, would take full advantage of existing services and infrastructure. In addition, the concentration of development within an existing urbanized area would increase efficiency of service. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Specific Plan area is presently developed with studio production (motion picture, television and commercial), studio office and office uses, and entertainment and entertainment retail uses, with existing public services and infrastructure provided by a variety of City, County, and private sector entities.

Goal: To maintain and enhance the quality of existing residential neighborhoods.

Analysis

The Universal Studios Specific Plan would not result in the removal or re-use of any existing residential neighborhoods. The Universal Studios Specific Plan recognizes and protects the neighboring off-site residential developments through implementation of specific zoning regulations that govern the development of the Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, lighting regulations, limitations on permitted uses, and transportation and parking regulations provide additional protections to the surrounding properties, including existing residential neighborhoods. In addition, the Specific Plan requires a greenspace area to be maintained along the portion of the Specific Plan area contiguous with the existing off-site residential uses to the east. Other than use of existing roadways and security and/or maintenance access, and utilities, no new activities or new permanent buildings or structures will occur within the greenspace

area, except that the existing roadways and utilities including recycled water facilities may be modified. No new sets/facades will be developed in the greenspace area; however, existing sets/facades may remain and continue to be utilized for production activities. The Specific Plan also includes screening requirements for certain kinds of development, such as roof-top equipment and outdoor storage areas, and prohibits the use of mirrored glass or other highly reflective building materials.

Goal: To coordinate land use with existing and proposed transportation networks.

Analysis

The Universal Studios Specific Plan supports policies to coordinate land use with existing and proposed transportation networks, by providing for in-fill development adjacent to the Universal City Metro Red Line Station, several regional and local bus lines, and two freeway systems, and including implementation of a Transportation Demand Management program and shuttles that would enhance connections to transit. The Specific Plan area is directly accessible from the Hollywood Freeway at Universal Studios Boulevard, as well as from the adjacent major arterials, Lankershim and Barham Boulevards. To the south, the Hollywood Freeway provides connections to the regional freeway network that connects the Specific Plan area to all major areas of the Los Angeles basin. Directly north of the Specific Plan area, the Ventura Freeway is accessible from Forest Lawn Drive, and from Lankershim and Barham Boulevards. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally.

Goal: To situate commercial activities in viable clusters that conveniently serve their market areas.

Policy 3: Place major emphasis on channeling new intensive commercial development into multipurpose centers.

Analysis

The Universal Studios Specific Plan concentrates new development within an existing regional commercial center, thereby increasing opportunities and convenience for the regional market while building upon the existing clustering of commercial uses. The Specific Plan allows for the expansion of existing facilities as well as the addition of new entertainment, studio, entertainment retail, hotel, studio office, and office uses. The

range of commercial uses permitted and proposed to be developed pursuant to the Universal Studios Specific Plan serves to enhance the function of this important regional multipurpose center, which provides jobs, entertainment, and services immediately adjacent to mass transit and near existing housing in the vicinity of the Specific Plan area. The Specific Plan area is also immediately adjacent to portions of Universal City in the City of Los Angeles, where additional complementary uses, including studio, studio office, and hotel uses are existing and proposed.

Goal: To provide commercial and industrial lands sufficient to accommodate the projected labor force.

Policy 4: Protect prime industrial lands from encroachment of incompatible uses.

Policy 5: Where appropriate, promote more intensive use of industrial sites, especially in areas requiring revitalization.

Analysis

The Specific Plan area has been used for studio production and entertainment uses since its development approximately 100 years ago. Prior to the effective date of the Specific Plan, the Specific Plan area was classified in the Industrial and Commercial categories on the General Plan Land Use Policy Map; however, as the Specific Plan area is not suitable for the full range of industrial uses permitted under the County's Major Industrial designation and corresponding zoning due to its geographic location, off-site uses, and access constraints, the site is not considered prime industrial land and is not located contiguous to or near any current or proposed prime industrial land. As such, no encroachment to prime industrial land would occur. The studio production and studio-related uses permitted pursuant to the Universal Studios Specific Plan represent an enhancement of the type encouraged by this policy. The development permitted pursuant to the Specific Plan will generate additional permanent jobs, significant fiscal benefits to the local economy, as well as revitalization and expansion of studio-related and entertainment uses within the area.

Goal: To encourage high quality design in all development projects, compatible with and sensitive to the natural and manmade environment.

Policy 7: Assure that new development is compatible with the natural and manmade environment by implementing appropriate locational controls and high quality design standards.

Policy 8: Protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation such as excessive noise, noxious fumes, glare, shadowing, and traffic.

Policy 11: Promote planned industrial development in order to avoid land use conflicts with neighboring activities.

Policy 13: Prevent inappropriate development in areas that are environmentally sensitive or subject to severe natural hazards, and in areas where essential services and facilities do not exist and are not planned.

Analysis

The Universal Studios Specific Plan functionally and aesthetically integrates the various existing and proposed land uses and provides comprehensive design standards that will enhance the compatibility of the proposed development with the natural and manmade environment. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Specific Plan establishes development and operational regulations for the subject property which are more extensive than the existing County regulations now governing the site, and which better address the needs of and concerns raised by the mix of uses on the property. For example, such requirements as square footage limitations, height limitations, limitations on permitted uses, lighting regulations, and transportation and parking regulations provide additional protections to the surrounding properties and represent good planning practices.

The Universal Studios Specific Plan will protect the character of residential neighborhoods by preventing the intrusion of incompatible uses that would cause environmental degradation. The Universal Studios Specific Plan provides for specific uses and facilities that are permitted within each of the Districts within the Specific Plan area. The Specific Plan also includes special conditions and standards for some uses and expressly prohibits certain uses and facilities. The Specific Plan also establishes a procedure called Substantial Conformance Review for Projects within the Specific Plan boundaries to be reviewed by the County Department of Regional Planning to verify compliance with the regulations of the Specific Plan. As part of the Substantial Conformance Review process, the applicant must demonstrate that the proposed Project complies with all requirements of the Specific Plan, including, but not necessarily limited to: maximum development restrictions, visual buffers, noise regulations, and building height limitations. The categorization of uses in this manner and the Substantial Conformance Review process reduce the potential for intrusion of incompatible uses which would create environmental degradation.

For approximately 100 years Universal Studios has been a motion picture and television studio, entertainment attraction, and business center. The uses permitted under the Universal Studios Specific Plan are primarily those related to motion picture and television production, music production, offices, entertainment, and tourism. Because of the nature of production activities, as well as the location of Universal Studios within an urban setting, the amount of development intensity in the Specific Plan area is an

important planning consideration. The availability and further coordinated development of infrastructure is a consideration in the future development potential of the Specific Plan area. Therefore, the Specific Plan establishes a maximum intensity of land uses, which will help assure that development of Universal Studios will be compatible with proposed infrastructure improvements, as well as with the surrounding business and residential community.

Goal: To foster compatible land use arrangements that contribute to reduced energy consumption and improved air quality.

Policy 24: Promote compatible land use arrangements that reduce reliance on the private automobile in order to minimize related social, economic and environmental costs.

Policy 25: Promote land use arrangements that will maximize energy conservation.

Analysis

The Specific Plan implements a number of County land use and transportation policies by locating the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the

center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with the Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

Goal: To provide a land use decision-making process supported by adequate information and ongoing citizen participation.

- Policy 27: Provide a land use mix at the countywide, areawide, and community levels based on projected need and supported by evaluation of social, economic and environmental impacts.**
- Policy 28: Ensure continuing opportunity for citizen involvement in the land use decision-making process.**
- Policy 29: Improve the land use decision-making process by closely monitoring and evaluating the cumulative impacts of individual projects and by modernizing development regulations.**
- Policy 30: Promote improved interjurisdictional coordination of land use policy matters between the County, cities, adjacent counties, special districts, and regional and subregional agencies.**
- Policy 31: Ensure that cities have a voice in land use decisions within their adopted spheres of influence.**

Analysis

The Universal Studios Specific Plan includes a development strategy which expands and contributes to the existing on-site motion picture, television production and entertainment facilities while introducing new complementary uses. As the entertainment industry transitions to incorporate new technologies and operations, implementation of the Specific Plan will continue the Specific Plan area's important role in the entertainment industry by providing for studio, post-production, studio office and office uses to meet the growing and changing needs of the industry. The Specific Plan

seeks to maintain and embrace the existing studio and entertainment-related facilities within the Specific Plan area in order to continue its historic role in the ever evolving entertainment industry. The Specific Plan area is centrally located in the County's entertainment industry, which is a major component of the regional economy. Despite significant competition from other states and areas, the largest segment of the television, motion picture production and supporting industries is still located in Los Angeles County. The County seeks to maintain a competitive edge because of the high concentration of film, television, and commercial production studios and their allied creative and technical businesses in the region.

The EIR for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, as well as proposed development within the City of Los Angeles adjacent to the Specific Plan area, was prepared pursuant to a Memorandum of Understanding between the County of Los Angeles and the City of Los Angeles, with the City serving as the Lead Agency for purposes of CEQA and the County serving as a Responsible Agency. The County worked jointly with the City in the preparation and evaluation of the EIR, which presented a comprehensive analysis and serves as an informational document to inform public agency decision-makers and the public. The EIR was thoroughly reviewed by staff of the County of Los Angeles Regional Planning Department and the Los Angeles City Planning Department. Portions of the EIR were also reviewed by other County and City departments, such as Libraries, Parks & Recreation, Public Works, Environmental Health, etc.

Public participation occurred throughout the EIR preparation process in support of the General Plan policy of citizen involvement. In July 2007, a Notice of Preparation for the Draft EIR was circulated for public review to receive public input on the scope of the Draft EIR. In addition, a public scoping meeting was held on August 1, 2007. The public comment period for the Draft EIR was extended beyond the initial comment period, resulting in a 93-day public comment period, which substantially exceeds the 45-day minimum public review period requirements set forth by the CEQA Guidelines (Section 15087(c)). In addition, a public comment meeting was held on December 13, 2010. The Draft EIR included a draft of the Universal Studios Specific Plan as an appendix.

The City of Los Angeles held public hearings and conducted its own decision-making process with regard to land use decisions related to the portions of the NBCUniversal Evolution Plan within the City. In addition to public participation in the City entitlement process, County Department of Regional Planning staff attended the City hearings and continued to coordinate with their City Planning staff counterparts, consistent with the General Plan policy promoting interjurisdictional coordination. The citizen participation process for the Universal Studios Specific Plan will continue through the entitlement process for the Evolution Plan in the County.

Goal: To encourage more efficient use of land, compatible with and sensitive to natural ecological, scenic, cultural and open space resources.

Analysis

Development pursuant to the Universal Studios Specific Plan builds upon the existing uses in the Specific Plan area and in so doing takes advantage of existing infrastructure thereby resulting in an efficient use of land. In addition, the development standards set forth in the Universal Studios Specific Plan regulate on-site development in a manner consistent with this objective. By expanding existing uses while creating new studio and entertainment facilities, the Universal Studios Specific Plan allows for the creation of an integrated development where entertainment is both produced and experienced. The Specific Plan capitalizes on the relationships between the on-site studio production facilities, the entertainment and retail uses, and business office uses, in order to create a coherent connection between these uses and to further advance sustainable development within the Specific Plan area.

Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth. Further development of Universal Studios pursuant to the Universal Studios Specific Plan will enhance one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. The regulations in the Universal Studios Specific Plan will ensure that new development is compatible with the surrounding environment and implement appropriate controls and high quality design standards for the Universal Studios Specific Plan area. The Universal Studios Specific Plan establishes development and operational regulations for the subject property which are generally more extensive than the existing County regulations now governing the site, and which better address the specific mix of uses on the property.

Circulation (Transportation) Element

Goal: To achieve a transportation system that is consistent with the comprehensive objectives of the General Plan and the needs of the residents.

Policy 1: Provide transportation planning, services, and facilities that are coordinated with and support the County of Los Angeles General Plan.

Policy 2: Provide transportation planning, services, and facilities that provide access for equitable employment, educational, housing and recreational opportunities.

Analysis

The Universal Studios Specific Plan area is approximately 1.5 miles south and east of the junction of the U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway) in the east San Fernando Valley. The proposed development under the Universal Studios Specific Plan would concentrate development within a highly urbanized area currently served by regional transportation infrastructure. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Development under the Specific Plan will be designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Specific Plan uses and surrounding development, and provide transportation improvements.

Goal: To achieve a transportation system that is responsive to economic, environmental, energy conservation and social needs at the local community, area and countywide levels.

Policy 3: Plan and develop bicycle routes and pedestrian walkways.

Policy 4: Provide opportunity for timely citizen input and guidance in the transportation decision-making process.

Policy 8: Encourage communities to participate with existing transit operators in the improvement or development of community level transit, where financially feasible to the community.

- Policy 10:** Encourage provision of transit service at a reasonable cost to the users and the community.
- Policy 18:** Support use of non-vehicle improvements to reduce peak-hour congestion.
- Policy 20:** Encourage greater use of public transit to special-purpose centers and recreational facilities.
- Policy 21:** Stress environmental compatibility (including air quality, noise, ecology and aesthetics, health and safety), in developing transportation systems.
- Policy 22:** Avoid or minimize the adverse impacts upon people, businesses and communities caused by development of transportation facilities.
- Policy 26:** Encourage the efficient use and conservation of energy used in transportation.
- Policy 30:** Provide transportation facilities that will improve the safety, security and dependability of all transportation modes; provide for seismic safety and be effective in emergency situations.
- Policy 31:** Provide for the safe movement of hazardous materials.

Analysis

The Universal Studios Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. The new development includes the realignment of Universal Hollywood Drive to improve overall circulation both on-site and off-site and provides opportunities for improved sidewalks and bike routes. Connections from the Universal City Metro Red Line Station at Lankershim Boulevard and Universal Hollywood Drive will encourage the use of transit for employees and visitors. Pedestrian access to the

Specific Plan area will be maintained via sidewalks located along Universal Hollywood Drive, Universal Studios Boulevard, and Lakeside Plaza Drive. A tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses. As the development under the Specific Plan would be located adjacent to transit and other existing transportation systems and incorporate shuttle connections, it would encourage alternative transportation modes and, thereby, conserve energy and enhance environmental compatibility.

With regard to the safe movement of hazardous materials, uses in the Specific Plan area would be subject to compliance with all applicable laws, rules and regulations associated with hazardous materials management. In addition, NBCUniversal's current comprehensive policies and programs specifically related to hazardous materials and waste management would continue to be implemented. As is currently the practice, all hazardous materials in the Specific Plan area would be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of hazardous materials management would be conducted by the County Fire Department and other applicable regulatory authorities, as appropriate. Likewise, the disposal of on-site generated hazardous waste would occur in accordance with all applicable regulations.

Goal: To achieve an efficient, balanced, integrated, multimodal transportation system that will satisfy short- and long-term travel needs for the movement of people and goods.

Policy 5: Coordinate land use and transportation policies.

Policy 7: Support continued improvement and expansion of the present bus system as a public service.

Policy 9: Support a public transit system that provides accessible service, particularly to the transit dependent.

Policy 15: Encourage compatible joint use and interfacing of transportation facilities while minimizing modal conflict.

Policy 19: Support traffic-operation improvements for improved flow of vehicles.

Policy 25: Develop alternative transportation systems and procedures which will effectively reduce vehicle miles traveled (VMT) by automobiles.

Analysis

The Universal Studios Specific Plan area is served by existing rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies that would enhance connections to transit and generally help reduce employee and patron trips on the street and freeway system. The Transportation Demand Management program will include implementation of several strategies satisfactory to the Director of Regional Planning, in consultation with the Department of Public Works, which may include, but are not limited to the following:

1. Flexible work schedules and telecommuting programs
2. Alternative work schedules
3. Pedestrian friendly environment
4. Bicycle amenities (bicycle racks, lockers, etc.)
5. Rideshare/carpool/vanpool promotion and support
6. Mixed-use development
7. Education and information on alternative transportation modes
8. Transportation Information Center
9. Guaranteed Ride Home program
10. Join an existing or form a new Transportation Management Association
11. Participation in a flex car program in the vicinity of the Universal Studios Specific Plan area
12. Discounted employee transit passes
13. Financial mechanisms and/or programs to provide for the implementation of the Transportation Demand Management program.

In addition, a number of circulation improvements are planned in and around the Specific Plan area that will help improve circulation on-site, in the vicinity of the Specific Plan, and regionally. Further, a tram currently operates along Universal Hollywood Drive that transports people from near its intersection with Lankershim Boulevard, up the hill to the Entertainment District in the center of the Specific Plan area. In addition, a shuttle would provide connection between the Universal City Metro Red Line Station, the Entertainment District, and offsite uses.

Conservation and Open Space Element

Goal: To support local efforts to improve air quality.

Policy 1: Actively support strict air quality regulations for mobile and stationary sources, and continued research to improve air quality. Promote vanpooling, car pooling and improved public transportation.

Analysis

The Universal Studios Specific Plan locates the Specific Plan's growth at a regional transportation hub and in proximity to a jobs-rich area. The location of new employment opportunities within an established commercial regional center served by mass transit, as well as the provision of pedestrian, tram/shuttle, and bicycle accessibility, would result in the reduction of automobile commuting miles, and as such, would reduce energy consumption and contribute to the improvement of air quality. The Specific Plan area is served by rail and bus lines and is located across Lankershim Boulevard from the Universal City Metro Red Line Station. The Universal City Metro Red Line Station includes a bus transit center and is a major transit node providing transportation alternatives to the highway facilities in the area. The Universal City MTA multimodal facility is expected to accommodate significant growth in future transit ridership. The Universal Studios Specific Plan includes implementation of a Transportation Demand Management Program, with strategies, including the promotion and support of rideshare/carpool/vanpool and the use of public transportation, and a shuttle system, among other strategies, that would generally help reduce employee and patron trips on the street and freeway system.

Goal: To conserve energy resources and develop alternative energy sources.

Policy 2: Support the conservation of energy and encourage the development and utilization of new energy sources including geothermal, thermal waste, solar, wind and ocean-related sources.

Analysis

The Universal Studios Specific Plan recognizes the importance of environmental stewardship, and includes sustainable development measures implementing the County's Green Building regulations, drought-tolerant landscaping design regulations, and low impact development regulations as applicable. In addition, the Specific Plan requires development pursuant to the Specific Plan to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes standards regarding outdoor and indoor water conservation, including the use of reclaimed water

for landscape irrigation, and resource conservation, thus promoting land use arrangements that will maximize energy conservation.

The Specific Plan supports conservation and open space policies to improve air quality by providing tram and shuttle service, bicycle routes and convenient pedestrian routes within the Specific Plan area and to the Universal City Metro Red Line Station. The expanded entertainment, hotel, studio, and office uses and local and regional transit systems would support accessibility between uses. Implementation of these alternative transportation modes would further support General Plan objectives to reduce energy consumption.

Goal: To conserve water and protect water quality.

Policy 4: Protect ground water recharge and watershed areas, conserve storm and reclaimed water, and promote water conservation programs.

Policy 5: Encourage the maintenance, management and improvement of the quality of imported domestic water, ground water supplies, natural runoff and ocean water.

Analysis

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

Goal: To preserve and protect sites of historical, archaeological, scenic and scientific value.

Policy 16: Protect the visual quality of scenic areas including ridge-lines and scenic views from public roads, trails and key vantage points.

Policy 17: Protect cultural heritage resources, including historical, archaeological, paleontological and geological sites, and significant architectural structures.

Policy 20: Encourage private owners to protect cultural heritage resources.

Analysis

A potential historic district, referred to as the potential Universal Studios Historic District, has been identified within a portion of the Universal Studios Specific Plan area. The Historic Resources section of the Universal Studios Specific Plan regulates the alteration, preservation, relocation, or demolition of Contributing Buildings (as defined in the Specific Plan), and the construction of new structures within the potential Universal Studios Historic District, with respect to their effect within and upon the potential Universal Studios Historic District. As required by the Specific Plan, prior to the issuance of a building permit or demolition permit for any structure within the potential Universal Studios Historic District, the Applicant shall submit to the Director of Regional Planning written verification from a Historic Preservation Expert of compliance with the Historic Preservation Plan, which is incorporated as part of the Specific Plan. With the requirements set forth in the Specific Plan, development pursuant to the Specific Plan would not reduce the integrity of the potential historic district.

With regard to the protection of paleontological and archaeological resources, mitigation measures are included in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan to address the protection of any paleontological and archaeological resources that may be encountered during Project construction. With incorporation of the historic preservation requirements in the Specific Plan and the mitigation measures contained in the Mitigation Monitoring and Reporting Program, development pursuant to the Specific Plan will further the objectives of the General Plan.

Goal: To reduce the risk to life and property from seismic occurrences, flooding, erosion, wildland fires and landslides.

Policy 21: Restrict urban development in areas subject to seismic and geologic hazards.

Policy 24: Manage development in hillside areas to protect their natural and scenic character and to reduce risks from fire, flood, mudslides, erosion and landslides.

Analysis

Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project.

In addition, with regard to fire, the Mitigation Monitoring and Reporting Program requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other measures are required in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: To improve opportunities for a variety of outdoor recreational experiences.

Policy 30: Develop a system of bikeways, scenic highways, and riding and hiking trails; link recreational facilities where possible.

Policy 34: Encourage the maintenance of landscaped areas and pollution-tolerant plants in urban areas. Integrate landscaping and open space into housing, commercial and industrial developments especially in urban revitalization areas. Use drought-resistant vegetation.

Policy 35: Support preservation of heritage trees. Encourage tree planting programs to enhance the beauty of urban landscaping.

Analysis

One of the goals of the Universal Studios Specific Plan is to continue the Specific Plan area's tradition of outdoor uses. The Specific Plan continues the tradition of film and television production facilities uniquely integrated with the Universal Studios Hollywood (Theme Park), CityWalk and business uses, which utilize the Southern California environment in conjunction with their businesses. Many of the entertainment uses take advantage of the pleasant weather found in the region. Outdoor facilities play an important role for the on-site television and movie production activities, as well as the Theme Park, Universal Studio Tour, and other commercial attractions. This tradition of outdoor uses will continue as the Specific Plan Area is developed.

The Specific Plan includes implementation of a Transportation Demand Management program that includes various strategies including bicycle amenities. Bicycle transportation features including bicycle racks and lockers to secure personal property are currently provided within the Specific Plan Area. These features will be expanded with additional bike racks and lockers provided at various locations. New bike routes will be introduced in the realigned Universal Hollywood Drive passing south of CityWalk, connecting to the portions of Universal City within the City of Los Angeles. Long term County bikeway plans include the potential for a future Class I bike path along the existing Los Angeles River north of the Specific Plan area.

The Universal Studios Specific Plan includes landscape standards that require, with certain exceptions, compliance with the County's Drought-Tolerant Landscaping design regulations, as applicable.

As explained in the Environmental Impact Report for the NBCUniversal Evolution Plan, including the Universal Studios Specific Plan, there are no heritage trees within the Specific Plan area. The Specific Plan includes oak tree regulations that address the removal and replacement of oak trees within the Specific Plan area. The Mitigation Monitoring and Reporting Program also provides for the replacement of Southern California black walnut trees within the Specific Plan area.

Noise Element

Goal: Reduce transportation noise to a level that does not jeopardize health and welfare.

Goal: Minimize noise levels of future transportation facilities.

Goal: Establish compatible land use adjacent to transportation facilities.

Policy 4: Reduce the present and future impact of excessive noise from transportation sources through judicious use of technology, planning, and regulatory measures.

Goal: Allocate noise mitigation costs among those who produce the noise.

Goal: Alert the public regarding the potential impact of transportation noise.

Goal: Protect areas that are presently quiet from future noise impact.

Policy 3: Establish acceptable noise standards consistent with health and quality of life goals and employ effective techniques of noise abatement through such means as building code, noise, sub-division, and zoning ordinances.

Analysis

The Universal Studios Specific Plan supports the Noise Element's policies to establish compatible land uses adjacent to transportation facilities since the Specific Plan area is adjacent to Lankershim Boulevard (a major arterial) and the Universal City Metro Red Line Station. The range of proposed office, studio, studio office, entertainment, entertainment retail, and hotel uses would be developed within an already developed studio and entertainment site near major arterials, including two freeways, and the Universal City Metro Red Line Station. Development adjacent to existing transit facilities supports the goal to establish compatible uses in high activity areas.

Projects developed pursuant to the Universal Studios Specific Plan shall comply with Title 12 of the Los Angeles County Code. In addition, the Specific Plan includes additional operational noise requirements and requires additional measures to address operational and construction noise including preparation of a Construction Noise Mitigation Plan which shall include a noise hotline to enable the public to call and address specific issues or activities that may be causing problems at offsite locations. The Construction Noise Mitigation Plan shall also include measures to mitigate construction noise which may include, for example, use of the most current methods of equipment noise control, use of highly efficient mufflers, and the use of air inlet silencers on motors, among other measures. Additional standards have been included in the Specific Plan for evening and nighttime operational noises.

The Specific Plan also includes design standards for permanent parking facilities within the Specific Plan area, including a requirement that the paving surfaces within parking structures shall be treated to reduce tire squeal. Additional regulations for certain parking facilities that may be located within the eastern portion of the Specific Plan area are set forth in the Specific Plan to address potential noise related to such facilities.

In addition, the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan includes project design features and mitigation measures to address potential noise impacts associated with implementation of the Specific Plan. For example, when construction staging for a Project pursuant to the Specific Plan occurs within 500 feet of an occupied residential structure, Mitigation Measure C-1 requires the contractor to locate stationary construction equipment away from occupied residential structures or install temporary acoustic barriers around stationary construction noise sources and shut off construction equipment that is not in use.

Safety Element

Goal: Minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake hazards.

Policy 2: Review projects proposing expansion of existing development and construction of new development, especially critical facilities, and encourage them to avoid localities exposed to high earthquake hazards through such techniques as cluster development and transfer of development rights.

Policy 3: Continue enforcement of stringent site investigations (such as seismic, geologic, hydrologic, and soils investigations) and implementation of adequate hazard mitigation measures for development projects in areas of high earthquake hazard, especially those involving critical facilities. Do not approve proposals and projects which cannot mitigate safety hazards to the satisfaction of responsible agencies.

Goal: Protect public safety and minimize the social and economic impacts from geologic hazards.

Policy 8: Review proposals and projects proposing new development and expansion of existing development in areas susceptible to landsliding, debris flow, and rockfalls, and in areas where collapsible or expansive soils are a significant problem; and disapprove projects which cannot mitigate these hazards to the satisfaction of responsible agencies.

Policy 9: Continue to improve and enforce stringent slope investigation and design standards, and to apply innovative hazard mitigation and maintenance plans for development in hillside areas.

Analysis

Potential geologic hazards were evaluated in the EIR, and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include provisions related to seismic safety; erosion and sedimentation control measures during grading; the preparation of site-specific geotechnical reports and investigations as Projects are implemented pursuant to the Specific Plan; and the implementation of additional measures as applicable to address slope stability in hillside areas and site-specific conditions for each Project. The Specific Plan thus supports the

General Plan goals to minimize injury and loss of life, property damage, and the social, cultural, and economic impacts caused by earthquake and geologic hazards since it would comply with applicable building regulations with respect to earthquake and geologic hazards. Adequate geologic hazard mitigation measures would be implemented as recommended by a geologist or geotechnical engineer and approved by the appropriate County departments pursuant to the Mitigation Monitoring and Reporting Program.

Goal: Minimize injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards.

- Policy 11:** Continue to review proposals and projects for expansion of existing development and construction of new facilities, especially critical facilities, within areas subject to floods and other high-risk inundation areas, and disapprove projects which cannot mitigate the hazards to the satisfaction of responsible agencies.
- Policy 12:** Promote the use of flood plain management measures in high-risk inundation areas, and require expansion of existing and proposed new developments to be flood-proofed and secured to minimize future flood losses.
- Policy 13:** Encourage improvement of the existing flood control system capacity to ensure that it is capable of protecting existing development from rising amounts of runoff produced by increased urbanization.
- Policy 14:** Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.

Analysis

Potential flood and inundation hazards were analyzed in the EIR and project design features and mitigation measures are provided to reduce potential impacts. Projects developed pursuant to the Universal Studios Specific Plan will be required to comply with the applicable project design features and/or mitigation measures set forth in the Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan. Such measures include a requirement that the Applicant construct new storm drains as needed that shall be designed and sized using the Los Angeles County Hydrology Manual method for a minimum 50-year frequency storm event capacity. In addition, for each Project pursuant to the Specific Plan, the Applicant shall prepare detailed drainage plans for review and approval by the Department of Public Works at the time that grading or building permit applications are submitted. These drainage plans shall include detailed hydrologic/hydraulic calculations, as necessary, and drainage

improvement plans, and show quantitatively how projected stormwater runoff in each drainage area of the Project site would be conveyed to off-site stormwater conveyance facilities. With implementation of these measures, development pursuant to the Specific Plan supports the General Plan objectives related to minimizing risks associated with flood and inundation hazards.

Goal: Reduce threats to public safety and protect property from wildland and urban fire hazards.

Policy 15: Maintain and strengthen the review of projects and development proposals; and upgrade County fire prevention standards and mitigation measures in areas of high wildland (mainly Fire Zone 4) and urban fire hazard.

Policy 17: Continue efforts to reduce all fire hazards, with special emphasis on reducing hazards associated with older buildings, multistory structures, and fire-prone industrial facilities; and maintain an adequate fire prevention capability in all areas.

Policy 18: Expand and improve vegetation management efforts in wildland fire hazard areas.

Policy 19: Promote improved watershed management practices to reduce the risk of damaging runoff and debris movement into urban areas.

Analysis

The Mitigation Monitoring and Reporting Program incorporated as part of the Specific Plan requires consultation with the County Fire Department in conjunction with the building permit process, and incorporation of fire prevention and suppression features appropriate to the design of each Project pursuant to the Specific Plan. Project development pursuant to the Specific Plan will comply with all applicable County Code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants. A number of other required measures are incorporated in the Mitigation Monitoring and Reporting Program that are consistent with the General Plan objective to reduce risks associated with fire. For example, additional measures include the requirement to fund a permanent fire inspector at County Fire Station 51 within the Specific Plan area to serve the needs of implementation of development pursuant to the Specific Plan and ongoing expanded operations within the Specific Plan area, as well as the provision of expanded County fire fighting facilities to serve the development in the Specific Plan area.

Goal: Reduce threats to the public health and safety from hazardous materials, especially threats induced by earthquakes.

- Policy 20:** Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.
- Policy 21:** Promote the safe transportation of hazardous materials.
- Policy 22:** Encourage businesses and organizations which store and use hazardous materials to improve management and transportation of such materials.
- Policy 24:** Encourage improved, timely communications between businesses and emergency response agencies regarding hazardous materials/waste incidents.

Analysis

Hazardous materials stored and used within the Universal Studios Specific Plan area are under the jurisdiction of the Los Angeles County Fire Department. NBCUniversal's existing hazardous materials management system (Hazardous Materials Business Plan, hazardous materials inventory, and hazard communication program), which includes on-site tenants, and third-party vendors, must be maintained and updated annually by NBCUniversal, as necessary, to include any additional hazardous materials requiring use, handling, storage or disposal, and must be submitted to the Fire Department for review. As is currently the practice, all hazardous materials in the Specific Plan area will be acquired, handled, used, stored, and disposed of in accordance with all applicable federal, state and local requirements. Monitoring of the hazardous materials management in the Specific Plan area will be conducted by the Fire Department and other applicable regulatory authorities, as appropriate.

In addition, NBCUniversal has in-house staff trained and designated to respond to accidental releases of hazardous materials associated with the acquisition, use, storage and handling of hazardous materials. Also, NBCUniversal has professional hazardous materials response companies on-call should a release occur at a time when appropriate staff are not available or the magnitude of the release is such that it cannot be handled internally. Therefore, compliance with all applicable existing regulations and plans within the Specific Plan area would prevent exposure of people to substantial risk resulting from the release of a hazardous material, or from exposure to a health hazard, in excess of regulatory standards. With continued implementation of hazardous materials management in the Specific Plan area (by NBCUniversal and its tenants and third-party vendors), in accordance with all applicable local, state and federal laws and regulations relating to environmental protection and the management of hazardous materials, development pursuant to the Specific Plan would be consistent with the goals, policies, and objectives of the Safety Element.

Goal: Strengthen County short-term emergency response and long-term recovery capability.

Policy 27: Strengthen the capability of County agencies to effectively respond to earthquake and non-earthquake induced emergencies.

Analysis

As required by the Mitigation Monitoring and Reporting Program incorporated into the Universal Studios Specific Plan, the Project Applicant shall submit to the County Fire Department and Los Angeles County Department of Public Works, as applicable, an updated emergency response and/or evacuation plan, as appropriate, to include operation of development pursuant to the Specific Plan. The emergency response plan shall include but not be limited to the following: mapping of evacuation routes for vehicles and pedestrians, and the location of the nearest hospital and fire departments. In addition, the Mitigation Monitoring and Reporting Program includes a project design feature requiring on-site streets, street lighting, and street signage for public streets within the Specific Plan area to be designed in accordance with the emergency access requirements of the County. The Project Applicant shall submit the design plans for on-site street widths, street lighting, and street signage to the County for review.

Water and Waste Management Element

Goal: To mitigate hazards and avoid adverse impacts in providing water and waste services and to protect the health and safety of all residents.

Policy 14: Continue to recover off-site costs for capital improvements necessitated by development, including required additional plant capacity, as well as other water and waste management facilities.

Goal: To provide efficient water and waste management services.

Analysis

Water service to the Specific Plan area is provided by the Los Angeles Department of Water and Power (LADWP). LADWP provides water for both domestic and fire service. Fire protection is maintained and operated on-site with domestic water system pipelines. Implementation of the Universal Studios Specific Plan includes expansion of and improvements to the existing on-site water systems as needed to serve new buildings, and the design and installation of new water lines will meet applicable County standards. Recycled water also is provided to the Specific Plan area by LADWP. A recycled water distribution system is used for landscape irrigation. New recycled water mains and underground storage tanks to accommodate the increase in recycled water demand will be constructed within the Specific Plan area. In addition, the applicant will enter into an agreement with LADWP to augment the water supply available to LADWP by acquiring for the LADWP water rights from reliable supply sources as agreed to by LADWP.

With regard to wastewater, a sewer collection system is maintained and operated on-site within the Universal Studios Specific Plan area. All collected wastewater flows to a central point located adjacent to the Los Angeles River Flood Control Channel where the wastewater discharges into the relief sewer operated by the City of Los Angeles. This wastewater is treated at the Hyperion Treatment Plant also owned and operated by the City of Los Angeles. Development within the Specific Plan area will provide new on-site sanitary sewer system improvements as needed to accommodate any additional development. Any additional on-site sanitary sewers will conform to the applicable standards of the County Department of Public Works.

Solid waste collection, reuse, recycling and disposal are regulated by the County of Los Angeles Sanitation District and the Department of Public Works. Currently both public and private refuse collection services and disposal facilities are used. The Specific Plan facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the

Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To develop improved systems of resource use, recovery, and reuse.

Policy 8: Promote solid waste technology, including source reduction, to reduce dependence on sanitary landfills.

Policy 9: Promote the advancement of technology to reduce the volume of liquid waste.

Policy 23: Facilitate the recycling of wastes such as metal, glass, paper, and textiles.

Policy 25: Encourage development and application of water conservation, including recovery and reuse of storm and waste water.

In addition to the applicable requirements of Title 22 of the Los Angeles County Code, Projects within the Universal Studios Specific Plan area must also comply with additional sustainable standards as set forth in the Specific Plan. The Specific Plan standards include the requirement that all new buildings shall be designed to exceed Title 24 (2005) energy requirements by at least fifteen percent, or comply with Title 24 energy requirements then in effect, whichever is greater. The Specific Plan also includes outdoor water conservation standards that require Project landscaping to use reclaimed water for landscape irrigation, install the infrastructure to deliver the reclaimed water, if necessary, and the use of high efficiency irrigation systems. In addition, the Specific Plan includes indoor water conservation standards that require water fixtures in new buildings to meet or exceed the water conservation standards set forth in the Specific Plan. Further, the Universal Studios Specific Plan requires education on water conservation to employees through new employee orientation materials and three times annually through company website, exhibits, or meetings on energy conservation.

The Specific Plan also facilitates the recycling of wastes during construction, as the Specific Plan requires a minimum of 65 percent of the non-hazardous construction and demolition debris by weight from construction of new Project buildings to be recycled and/or salvaged for reuse. To facilitate resource conservation during occupancy and operations, the Specific Plan establishes a solid waste diversion target of 65 percent of the non-hazardous waste.

Goal: To maintain the high quality of our coastal, surface, and ground waters.

Policy 17: Protect public health and prevent pollution of ground water through the use of whatever alternative is necessary.

Policy 19: Avoid or mitigate threats to pollution of the ocean, drainage ways, lakes, and ground water reserves.

Policy 20: Design flood control facilities to minimize alteration of natural stream channels.

Development pursuant to the Specific Plan would support improved water quality by upgrading surface water drainage facilities and control of surface and groundwater quality through Stormwater Pollution Prevention Plans implemented during construction and Standard Urban Stormwater Management Plans during operation, including implementation of appropriate Best Management Practices. These measures are consistent with the General Plan objective to protect water quality.

With regard to flood control facilities, the on-site proposed improvements within the Specific Plan area will include specific on-site flood control infrastructure as needed for new development.

Economic Development Element

Goal: To create jobs and rising standards of living for the County's residents through a strong and diversified economy.

Policy 7: Identify the kinds of firms that are most likely to provide stable employment and rising incomes for County residents and that will also conserve land and protect environmental resources. Give special consideration to retaining and attracting industries that show the most favorable combination of such characteristics.

Policy 19: Support efforts to promote Los Angeles County and all its cities nationally and internationally as an area with an improved business climate and exceptional advantages for commerce and industry. Particular emphasis should be placed on promoting tourism and international trade and on attracting new firms and private investment to the County.

Policy 21: Work closely with existing commercial and industrial firms to maintain a high level of satisfaction with their location in the County.

Goal: To distribute the costs and benefits of economic development equitably so that all County residents, particularly the poor and the disadvantaged, have the opportunity to improve their well-being.

Goal: To use economic resources efficiently in order to conserve limited supplies.

Goal: To promote jobs compatible with the protection of public health, safety and significant environmental resources.

Analysis

The Universal Studios Specific Plan aims to create a wide range of jobs and provide additional resources for the development of Universal Studios, Universal Studios Hollywood (Theme Park), CityWalk, retail and entertainment uses and assist in the implementation of a development program that will contribute to the regional economy. The Specific Plan area currently provides a variety of entertainment and tourism jobs, and implementation of the Specific Plan will create additional jobs in these important segments of the regional economy in close proximity to existing transit and housing opportunities. Because the Specific Plan area is a uniquely large property located in the middle of Los Angeles County and nearby transportation systems, it is uniquely situated to maximize opportunities to accommodate anticipated regional needs for new jobs and economic growth.

The Universal Studios Specific Plan proposes to enhance Universal Studios as one of Los Angeles' valuable entertainment resources and significant Southern California entertainment centers. As proposed, the Universal Studios Specific Plan will help meet Southern California's employment needs by directly creating more than an estimated 6,300 new jobs within the entertainment and tourism industries, as well as providing for thousands of construction jobs and indirectly, thousands of other jobs. Importantly, further development of Universal Studios will provide an entertainment center for the local community, Southern California residents, and visitors from around the world. Entertainment and tourism are two of Southern California's most important growth industries, and continue to be vital to the economic health of the region.

An important goal of the Specific Plan is to respond to the importance of film, video, television, music and family recreation businesses including Universal Studios Hollywood (Theme Park) and CityWalk as economic drivers for Los Angeles County. To achieve this, the Specific Plan provides a positive link between the entertainment and tourism industries and the Southern California economy. In addition, the Specific Plan provides a higher level of certainty about anticipated development while retaining flexibility. Finally, the Specific Plan recognizes the important relationship between Universal Studios and its neighbors and the value of creating a desirable urban community. The Specific Plan provides regulatory mechanisms for the implementation of the Evolution Plan, Alternative 10 – No Residential Alternative, within the Specific Plan area, as well as providing the particular planning controls needed to ensure that compatible future development will proceed with the necessary infrastructure being provided.